

<b>Applicant</b>	City of Fort Lauderdale/ Peele-Dixie WTP	
<b>Request</b>	Public Purpose Use/Security Fencing	
<b>Location</b>	1500 South State Road 7	
<b>Legal Description</b>	Acreage in 18-50-42	
<b>Property Size</b>	Approx. 10.3 acres	
<b>Zoning</b>	Utility (U)	
<b>Existing Land Use</b>	Utility	
<b>Future Land Use Designation</b>	Utility	
<b>Comprehensive Plan Consistency</b>	The proposal is consistent with the City's Comprehensive Plan	
<b>Other Required Approvals</b>	City Commission by Ordinance as a Public Purpose Use	
<b>Applicable ULDR Sections</b>	47-18.26 – Public purposes uses. 47-19.5 – Fences, walls and hedges 47-21.6 – Landscape and tree preservation requirements	
<b>Setbacks/Yards</b>	<b>Required</b>	<b>Proposed</b>
Front (w)	3'	0'
Rear (e)	0'	0'
Side (n)	0'	0'
Side (s)	0'	0'
<b>Lot Density</b>	NA	NA
<b>Lot Size</b>	None	Approx. 10.3 acres
<b>Lot Width</b>	None	670'
<b>Building Height</b>	NA	NA
<b>Structure Length</b>	NA	NA
<b>Floor Area</b>	NA	NA
<b>VUA Landscaping</b>	NA	NA
<b>Landscaping Lot Coverage</b>	NA	NA
<b>Open Space</b>	NA	NA
<b>Parking</b>	NA	NA
<b>Notification Requirements</b>	<ul style="list-style-type: none"> <li>• Mail Notice to Property Owners and Property Owners within 300'</li> <li>• Sign Notice Along Each Road Frontage</li> <li>• Newspaper Notice</li> </ul> *Notice Requirements Pursuant to Section 47-27.5	
<b>Action Required</b>	Recommend to City Commission Recommend to City Commission with Conditions Deny	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	James Cromar, Planner II	

	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	

**Request:**

The application is for a Public Purpose Use designation, requesting relief from certain zoning regulations in a Utility (U) zoned property. The applicant is requesting relief from the below-outlined ULDR requirements in order to provide increased security for the City of Fort Lauderdale Peele-Dixie Water Treatment Plant.

The applicant requests relief from the following zoning regulations:

- 47-19.5.B Table 1 – a minimum three (3) foot setback is required in the front. The applicant cannot meet the requirement along State Road 7 because of the location of an existing underground water storage tank.
- 47-21.6 - requires continuous hedge and trees along the fence line, which prevents clear line of sight security considerations.

**Property/Project Description:**

The surrounding area is residential to the north, east and south, zoned RD-15 and RMM-25. Sunrise Elementary School is half a block to the east. On the west side of the property, directly north and south are commercial sites, zoned B-1, B-2 and B-3. Commercial properties in the City of Plantation are across State Road 7.

The existing fencing on the site is chain link with barbed wire in most sections, except facing State Road 7. The existing fence varies in height, measuring 4 feet in some sections, 6 feet, and 8 feet. The existing fence is in poor condition in many sections.

The applicant proposes the installation of 8-foot high ornamental metal fence along the front (west) of the property facing State Road 7. The applicant proposes an 8-foot high pre-cast concrete wall around the remaining three sides of the site. There would be an 8-foot high ornamental metal swing gate at the front entrance to the site, and an 8-foot ornamental metal sliding gate on the north side of the site to serve an existing service drive.

The applicant is requesting relief from landscaping requirements (47-21.6) that require continuous hedge and trees along the fence line. These requirements prevent clear line of sight security considerations.

**Comprehensive Plan Consistency:**

The Utility land use is consistent with the Future Land Use element of the Comprehensive Plan.

**Public Purpose Use Approval**

Pursuant to Sec. 47-18.26, the applicant has provided a narrative (**Exhibit 1**) addressing the criteria for Public Purpose Use Approval and including additional information as required by the Development Review Committee (DRC).

**Prior Reviews:**

The DRC review took place on January 13, 2004, with all comments being addressed satisfactorily. The HPB also reviewed and approved the proposed project on September 15, 2003. (See **Exhibit 2** for the HPB meeting minutes.)

**Staff Determination:**

Staff finds the requests for Public Purpose Use Approval in conformity with the Comprehensive Plan and the ULDR. Should the Board recommend approval of the proposal, the following conditions are recommended:

1. Approval is subject to City Commission approval.
2. Final DRC.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.